



Post Office Box 9010 Addison, Texas  
75001-9010  
5300 Belt Line Road  
(972) 450-7000 Fax: (972) 450-7043

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## AGENDA

### SPECIAL MEETING AND WORK SESSION OF THE CITY COUNCIL

6:00 PM

APRIL 11, 2013

**ADDISON TOWN HALL, 5300 BELT LINE, DALLAS, TX 75254**

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Item            Discussion of the Budget and Strategic Plan process.  
#WS1 -

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Item            Closed (executive) session of the City Council, pursuant to  
#ES1 -            Section 551.071 of the Texas Government Code, to  
                      conduct a private consultation with its attorney(s) to seek  
                      the advice of its attorney(s) regarding certain pending  
                      litigation, to wit: *Town of Addison, Texas v. North Texas*  
                      *Contracting, Inc.*, Cause No. 12-6525-C, 68th Judicial  
                      District Court, Dallas County, Texas, and a settlement offer  
                      regarding the same.

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Item #S1       Discussion and consideration of any action regarding  
-                    certain pending litigation, to wit: *Town of Addison v. North*  
                      *Texas Contracting, Inc.*, Cause No. 12-6525, 68th Judicial  
                      District Court, Dallas County, Texas, and a settlement offer

regarding the same.

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Item #S2 Discussion and consideration of approval of Change Order number 1.3 and Change Order number 2.3 in connection with the contract for the Spring Valley Road Widening, Public Works #2010-05 and 2010-02, Bid Number 11-02, October 2010.

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Item #S3 Discussion and consideration of approval of Change Order number 7 in connection with the contract for the Park and Streetscape improvements to be known as Vitruvian Park Public Infrastructure Phase 1C.

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Item #S4 Presentation, discussion, and consideration of action regarding a request to the Texas Department of Transportation - Aviation Division, and the Federal Aviation Administration to amend the Airport Layout Plan drawing set for Addison Airport by modifying and revising the Airport's ultimate airport property boundary.

Attachment(s):

1. TxDOT Letter
2. Proposed Ultimate Airport Boundary

Recommendation:

Staff recommends approval.

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Item #S5 Presentation, discussion and consideration of action regarding retaining William M. Dyer, President, SAMI Management, Inc., to provide to the Town representation in connection with the Town's acquisition of additional land adjacent to or near the Airport located at 4308-4310 Wiley Post Road.

Recommendation:

Staff recommends approval.

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Adjourn Meeting

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Posted:

Chris Terry, 04/08/13, 5:00pm

**THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS  
WITH DISABILITIES. PLEASE CALL (972) 450-2819 AT LEAST  
48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.**

## **Council Agenda Item: #WS1**

**AGENDA CAPTION:**

Discussion of the Budget and Strategic Plan process.

**FINANCIAL IMPACT:**

N/A

**BACKGROUND:**

N/A

**RECOMMENDATION:**

N/A

**COUNCIL GOALS:**

Mindful Stewardship of Town Resources, Maintain and enhance our unique culture of creativity and innovation, Identify opportunities for improved governance

**ATTACHMENTS:**

Description:

Type:

No Attachments Available

## Council Agenda Item: #WS1

### **AGENDA CAPTION:**

Closed (executive) session of the City Council, pursuant to Section 551.071 of the Texas Government Code, to conduct a private consultation with its attorney(s) to seek the advice of its attorney(s) regarding certain pending litigation, to wit: *Town of Addison, Texas v. North Texas Contracting, Inc.*, Cause No. 12-6525-C, 68th Judicial District Court, Dallas County, Texas, and a settlement offer regarding the same.

### **FINANCIAL IMPACT:**

N/A

### **BACKGROUND:**

N/A

### **RECOMMENDATION:**

N/A

### **COUNCIL GOALS:**

Mindful Stewardship of Town Resources

### **ATTACHMENTS:**

Description:

Type:

No Attachments Available

## Council Agenda Item: #WS1

### **AGENDA CAPTION:**

Discussion and consideration of any action regarding certain pending litigation, to wit: *Town of Addison v. North Texas Contracting, Inc.*, Cause No. 12-6525, 68th Judicial District Court, Dallas County, Texas, and a settlement offer regarding the same.

### **FINANCIAL IMPACT:**

TBD

### **BACKGROUND:**

TBD

### **RECOMMENDATION:**

TBD

### **COUNCIL GOALS:**

Mindful Stewardship of Town Resources

### **ATTACHMENTS:**

Description:

Type:

No Attachments Available

## **Council Agenda Item: #WS2**

### **AGENDA CAPTION:**

Discussion and consideration of approval of Change Order number 1.3 and Change Order number 2.3 in connection with the contract for the Spring Valley Road Widening, Public Works #2010-05 and 2010-02, Bid Number 11-02, October 2010.

### **FINANCIAL IMPACT:**

To be provided.

### **BACKGROUND:**

To be provided.

### **RECOMMENDATION:**

To be provided.

### **COUNCIL GOALS:**

Mindful Stewardship of Town Resources

### **ATTACHMENTS:**

Description:

Type:

No Attachments Available

## **Council Agenda Item: #WS3**

### **AGENDA CAPTION:**

Discussion and consideration of approval of Change Order number 7 in connection with the contract for the Park and Streetscape improvements to be known as Vitruvian Park Public Infrastructure Phase 1C.

### **FINANCIAL IMPACT:**

To be provided.

### **BACKGROUND:**

To be provided.

### **RECOMMENDATION:**

To be provided.

### **COUNCIL GOALS:**

Mindful Stewardship of Town Resources

### **ATTACHMENTS:**

Description:

Type:

No Attachments Available



## Council Agenda Item: #WS4

### AGENDA CAPTION:

Presentation, discussion, and consideration of action regarding a request to the Texas Department of Transportation - Aviation Division, and the Federal Aviation Administration to amend the Airport Layout Plan drawing set for Addison Airport by modifying and revising the Airport's ultimate airport property boundary.

### FINANCIAL IMPACT:

n/a

### BACKGROUND:

The Town of Addison, sponsor of Addison Airport, is considering acquisition of a certain fee simple property immediately adjacent to Addison Airport and is advising TxDOT and the Federal Aviation Administration (FAA) of the Town's intent to pursue negotiations with the respective property owner as a **Voluntary Transaction Exemption** pursuant to Title 49, Code of Federal Regulations (CFR), Part 24, *Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally Assisted Programs* (the "Uniform Act").

The Town is seeking TxDOT's support and guidance in pursuit of this proposed real property acquisition pursuant to the Uniform Act in order to be eligible for any available FAA and/or TxDOT grants to be applied towards the Town's anticipated acquisition cost and/or for the equivalent in-kind in land credits to be applied as grant share matching for future qualifying Airport Improvement Projects. This process will require a revision to the airport layout plan and that will be provided by TxDOT Aviation.

### RECOMMENDATION:

Staff recommends approval.

### COUNCIL GOALS:

Create a vision for the airport to maximize the value

### ATTACHMENTS:

Description:

📎 [TxDOT Letter](#)

📎 [Proposed Ultimate Airport Boundary](#)

Type:

Backup Material

Backup Material



April 4, 2013

Daniel Benson  
TxDOT Aviation Division  
125 E. 11th Street  
Austin, Texas 78701-2483  
Agency

VIA EMAIL

Dear Mr. Benson:

The Town of Addison (the "Town"), sponsor of Addison Airport, is considering acquisition of a certain fee simple property immediately adjacent to Addison Airport and is advising TxDOT and the Federal Aviation Administration (FAA) of the Town's intent to pursue negotiations with the respective property owner as a **Voluntary Transaction Exemption** pursuant to Title 49, Code of Federal Regulations (CFR), Part 24, *Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally Assisted Programs* (the "Uniform Act").

The Town is seeking TxDOT's support and guidance in pursuit of this proposed real property acquisition pursuant to the Uniform Act in order to be eligible for any available FAA and/or TxDOT grants to be applied towards the Town's anticipated acquisition cost and/or for the equivalent in-kind in land credits to be applied as grant share matching for future qualifying Airport Improvement Projects.

The Town is represented in this matter by William M. Dyer, President of SAMI Management, Inc. ("SAMI"), a licensed real estate broker in the state of Texas. SAMI Management, Inc. has also served as the Real Estate Manager for Addison Airport since 2001 pursuant a professional services agreement with the Town. The Town intends also to engage the professional services of Gary Reinhardt of Atkins Global, a TxDOT-approved land acquisition specialist, to assist with the oversight of state and federal land acquisition compliance.

The subject property is located at 4308-4310 Wiley Post Road, which is situated within the Addison Airport Industrial District near the southwest quadrant of Addison Airport as depicted in the attached figures. The property is identified in Addison Airport's approved Airport Layout Plan (ALP) as Building "B4". It is generally described as a 1.465 acre parcel of land improved with 24,560 square feet of flex office/showroom space and 13,856 total square feet allocated to two attached hangar bays (@ 8,500 SF and 5,356 SF). The subject property has approximately 580 feet of immediate frontage to Taxiway Bravo and 520 feet of common boundary to the Airport fronting the airport sponsor's owned T-Hangars (ALP Buildings "B1", "B2" & "B3") lending potential access to Taxiway Bravo.

The subject property hangars were until recently occupied and used by an auto detailer for their commercial operations. The hangars are currently vacant. The office portion of the subject property is approximately 50% leased and occupied. It is the Town's understanding, not yet verified, that all leases have a remaining term of one year or less.

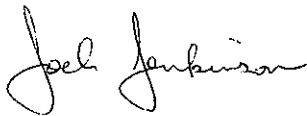
The Town's intended purposes for acquiring the property are: (i) to continue to commercially lease and manage the office space; (ii) to convert what has been in the recent past a non-aeronautical use of the hangars to an aeronautical use; (iii) to optimize the use of existing airport facilities<sup>1</sup> and airport infrastructure; (iv) to protect the Airport from encroaching non-compatible uses adjacent to the Airport; and (v) to keep it available for redevelopment at some later date and further optimize the use of the site consistent with the Town's long-term strategic goals and the Airport Master Plan. At this time it is anticipated that the existing tenants, subject to further due diligence, will be provided the opportunity to continue their occupancy pursuant to an Addison Airport lease form of comparable economic terms. Consequently, relocation assistance to commercial tenants made available under the Uniform Act may not be required or necessary.

To be clear, the acquisition of the subject property (or any portion thereof) is not required for the completion of an airport project or any intended or planned airport project and, is not required within any specific time limit necessary for any such project; each of the foregoing being necessary qualifications for a Voluntary Transaction Exemption under the Uniform Act.

In closing, it is important to note that the owner has recently placed the subject property on the open market and is being represented by Cushman Wakefield, a national full-service real estate agency. Therefore, the Town considers time to be of the essence and finds it urgent that all necessary due diligence and negotiations be expedited as commercially practical so not to fail to benefit on this rare opportunity.

Should you have any questions, or require additional information, please feel free to contact the undersigned at 972-392-4855. We look forward to your response.

Sincerely,



Joel Jenkinson, A.A.E.  
Airport Director  
Addison Airport  
16051 Addison Road, Suite 220  
Addison, Texas 75001

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<sup>1</sup> Currently Airport Management uses the building identified on the ALP as "S3" (east side) to store a majority of its airport field equipment, shop material, and supplies. The subject building can be best and immediately used as a full-time maintenance facility. Consideration is being given to relocate and consolidate all Airport Maintenance equipment, tools and supplies to the subject property hangar space as a cost effective and efficiency benefit. Such a move would free the more commercially attractive ALP Building S3 for a more direct aeronautical use, *i.e.*, for leasing as a commercial hangar.

Enclosures

Cc: Ms. Lea Dunn, Deputy City Manager  
Mr. Mark Acevedo, Director of General Services  
Mr. Bill Dyer, Airport Real Estate Manager





Figure 1: View to the north. Subject Property Highlighted In Yellow



Figure 2: View to the West



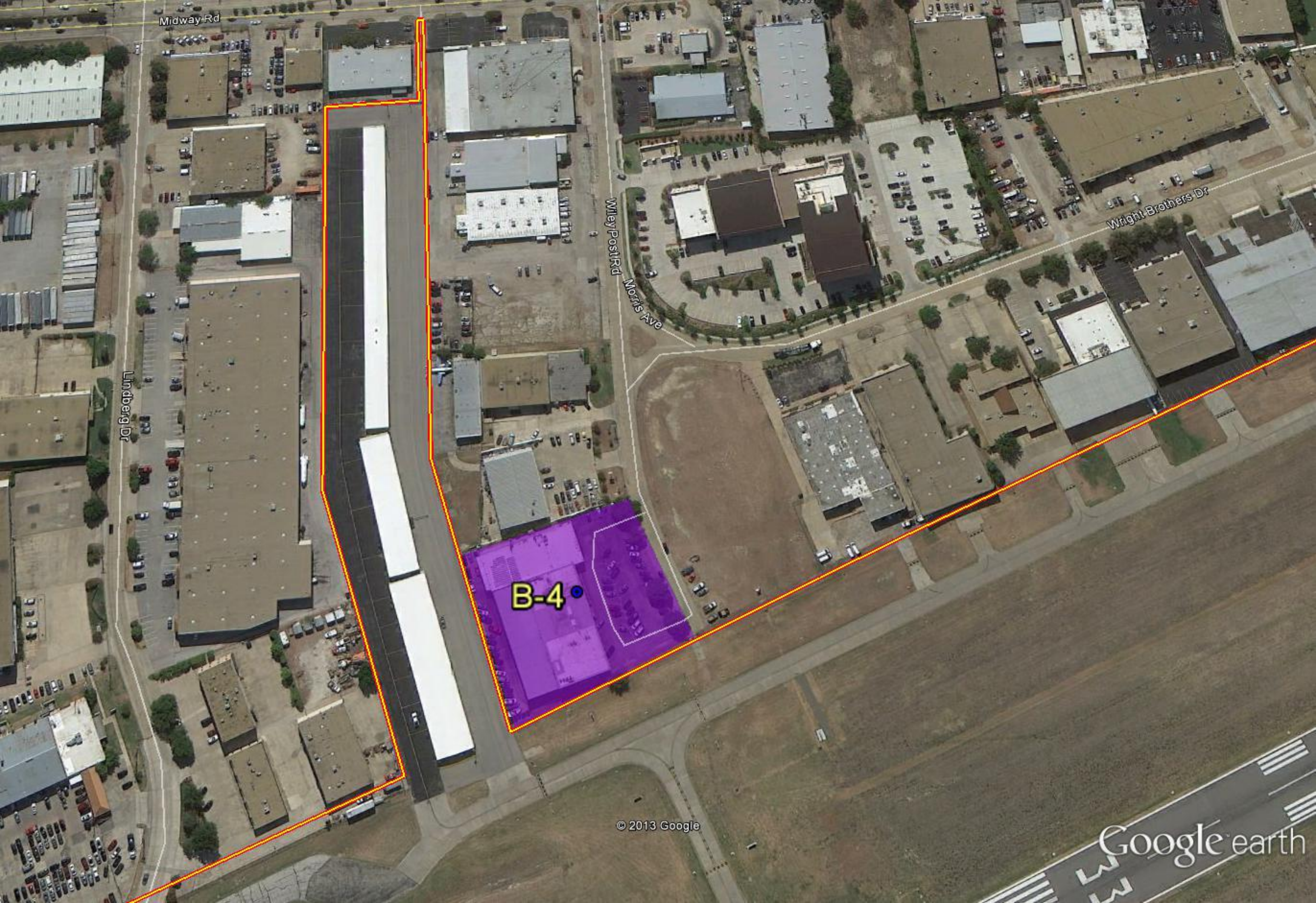


Figure 3: Aerial View of Subject Property



Figure 4: Street View of Subject Property





Midway Rd

Lindberg Dr

Wiley Post Rd

Morris Ave

Wright Brothers Dr

B-4

© 2013 Google

Google earth



## **Council Agenda Item: #WS5**

### **AGENDA CAPTION:**

Presentation, discussion and consideration of action regarding retaining William M. Dyer, President, SAMI Management, Inc., to provide to the Town representation in connection with the Town's acquisition of additional land adjacent to or near the Airport located at 4308-4310 Wiley Post Road.

### **FINANCIAL IMPACT:**

Mr. Dyer's services are at no cost.

### **BACKGROUND:**

Per the management agreement between the Town of Addison and SAMI Airport Management, Inc., section 5.E.5. SAMI is not responsible for nor does it have any duty under this Agreement for representing the City as broker, analyst or to otherwise provide market research with respect to the acquisition of additional land adjacent to or in near proximity of the Airport unless such services are provided under a separate written agreement entered into in advance by and between the City and SAMI.

### **RECOMMENDATION:**

Staff recommends approval.

### **COUNCIL GOALS:**

Create a vision for the airport to maximize the value

### **ATTACHMENTS:**

Description:

Type:

No Attachments Available